

FILE

RECEIVED

JUN 23 2017



100 GROVE ST. | WORCESTER, MA 01605

June 23, 2017

Joseph Laydon
Town Planner
Grafton Municipal Center
30 Providence Road
Grafton, MA 01519

**PLANNING BOARD
GRAFTON, MA**

T 508-856-0321

F 508-856-0357

gravesengineering.com

**Subject: Brookmeadow Village
As-Built Plan, Road Acceptance Plan and Legal Description Review**

Dear Joe:

We received the following documents in our office June 16, 2017:

- Plans entitled As-Built Plan of Land of Brookmeadow Lane and Taft Mill Road in Grafton, Mass. dated March 25, 2016 and last revised January 26, 2017, prepared by Guerriere & Halnon, Inc. for Brookmeadow Village, LLC (6 Sheets)
- Plans entitled Layout Plan of Brookmeadow Lane and Taft Mill Road in Grafton, Mass. dated March 25, 2016 and revised May 26, 2016, prepared by Guerriere & Halnon, Inc. for Brookmeadow Village, LLC (6 Sheets)

We also considered for this review the following information:

- Plans entitled "Brookmeadow Village, a Definitive Plan of a Flexible Development in Grafton, Massachusetts" dated July 20, 2005, last revised December 7, 2006, prepared by Guerriere & Halnon, Inc. for Brookmeadow Village, LLC. (55 sheets)

Graves Engineering, Inc. (GEI) was requested to review the as-built plans, acceptance plans and legal descriptions for compliance with Rules and Regulations Governing the Subdivision of Land, Grafton, Massachusetts and for substantial conformance with the approved definitive plans.

This letter is a follow-up to our previous as-built plan, acceptance plan and legal description review letters dated May 11, 2016 and June 10, 2016. For clarity, comments from our previous letter are *italicized* and our comments to the engineer's/surveyor's responses are depicted in **bold**. For brevity, comments previously addressed by the engineer/surveyor and acknowledged by GEI have been omitted. Previous comment numbering has been maintained. **To summarize this letter, the as-built plans were revised. The latest versions of the as-built plans, acceptance plans and legal descriptions are in order.**

Our comments follow:

As-Built Plan Review

1. *Based upon information presented on the as-built plans and our visual observations during the construction phase of the project, it appears that the project was*

x:\shared\projects\grafftonpbl\brookmeadowvillage\docs\construction\project close-out\j062317acceptasbuilt\legal.docx

constructed substantially in accordance with the approved plans and approved modifications.

No further comment.

10. The sewer manhole invert elevations were provided on the profile sheets but not on the as-built sheets (plan views). We understand that the sewer system is being reviewed by the Grafton Sewer Department. We don't have an issue with the elevations being on the profile sheets as long as that's also acceptable to the Grafton Sewer Department.

No further comment.

12. On Sheet 3 in Drainage Basin #1 (Drainage Easement #4) at the drain manhole just prior to the outlet, both inlets were labeled as 8-inch in size. It appears that one inlet should be 8-inch in size and the other inlet should be 18-inch in size.

June 10, 2017:

The plans were not revised.

Acknowledged. The label at the drain manhole was revised.

Acceptance Plan Review

22. We understand that the project's open space parcels have already been conveyed to the Town of Grafton. Sheet 4 of the definitive plans included a 20 foot wide sight line easement on the open space parcels at the intersection of Taft Mill Road and Milford Road. Whereas at the Town now owns the parcels on which the easements are located, we trust that the Town has the right to maintain sight lines within these easement areas.

No further comment.

Legal Descriptions

The legal descriptions were previously reviewed and found to be in order.

Additional Comments, June 10, 2016

29. Although the road stationing was shown, the road's base line was not shown on Sheet 6 of the revised As-Built Plans. The final set of plans submitted will need to include the base line.

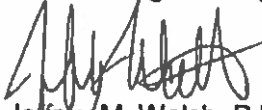
Acknowledged. Sheet 6 was revised to include the road stationing and base line.

30. The legal description for the sewer easement was not submitted earlier, therefore GEI completed a full review of the sewer easement legal description submitted on May 27, 2016. The legal description of the metes and bounds for the sewer easement are in order.

No further comment necessary.

We trust this letter addresses your review requirements. Feel free to contact this office if you have any questions or comments.

Very truly yours,
Graves Engineering, Inc.

A handwritten signature in black ink, appearing to read 'Jeffrey M. Walsh', is written over the company name.

Jeffrey M. Walsh, P.E.
Vice President

Cc: David Crouse; Grafton Department of Public Works
Brian Szczurko; Grafton Engineering Department
Normand Gamache, Jr., PLS; Guerriere & Halnon, Inc.
W. Greg Burrill; W.G.B. Construction

